

Energy performance certificate (EPC)

1 Babell Hill Pensarn CARMARTHEN SA31 2DJ	Energy rating E	Valid until:	12 October 2036
		Certificate number:	9907-0200-0906-5781-4614

Property type
End-terrace bungalow

Total floor area
30 square metres

Rules on letting this property

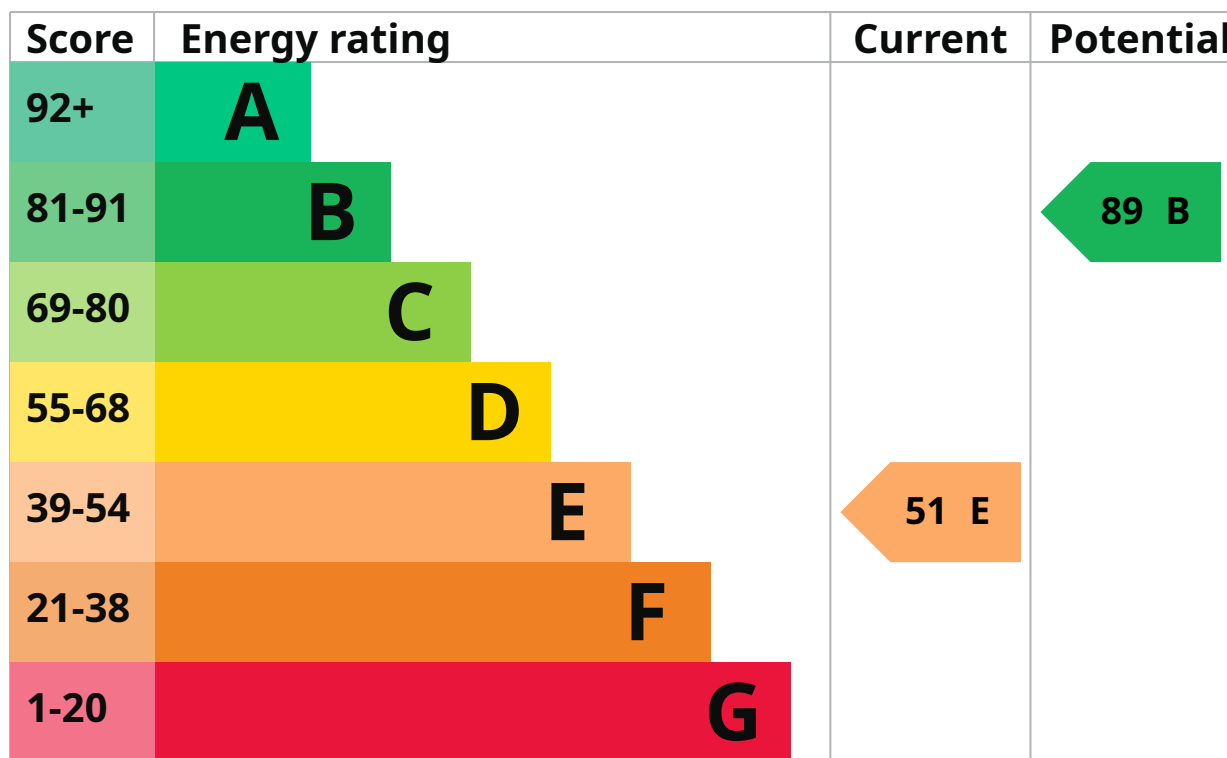
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Room heaters, electric	Poor
Main heating control	Programmer and appliance thermostats	Good

Feature	Description	Rating
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 267 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,582 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £929 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,054 kWh per year for heating
- 1,022 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

0.8 tonnes of CO₂

This property's potential production

0.3 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

▶ [Do I need to follow these steps in order?](#)

Step 1: Internal wall insulation

Typical installation cost

£7,500 - £11,000

Typical yearly saving

£397

Potential rating after completing step 1

66 D

Step 2: Floor insulation (solid floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£126

Potential rating after completing steps 1 and 2

71 C

Step 3: High heat retention storage heaters and dual rate meter

Typical installation cost

£800 - £1,600

Typical yearly saving

£260

Potential rating after completing steps 1 to 3

**80 C**

Step 4: Solar water heating

Typical installation cost

£4,000 - £7,000

Typical yearly saving

£53

Potential rating after completing steps 1 to 4

**82 B**

Step 5: High performance external doors

Typical installation cost

£1,800 - £2,400

Typical yearly saving

£43

Potential rating after completing steps 1 to 5

**83 B**

Step 6: Add PV Battery

Typical installation cost

£500 - £5,000

Typical yearly saving

£160

Potential rating after completing steps 1 to 6

**89 B**

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Robin Gerard

Telephone

07796 424191

Email

dyfedenergy@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Quidos Limited

Assessor's ID

QUID200713

Telephone

01225 667 570

Emailinfo@quidos.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

13 October 2026

Date of certificate

13 October 2026

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0233-2841-7898-9506-9711 \(/energy-certificate/0233-2841-7898-9506-9711\)](/energy-certificate/0233-2841-7898-9506-9711)

Expired on

9 January 2026

Certificate number

[8925-7523-3880-3459-7976 \(/energy-certificate/8925-7523-3880-3459-7976\)](/energy-certificate/8925-7523-3880-3459-7976)

Expired on

3 August 2025

Certificate number

[0233-2846-7838-9595-1721 \(/energy-certificate/0233-2846-7838-9595-1721\)](/energy-certificate/0233-2846-7838-9595-1721)

Expired on

15 July 2025

Certificate number

[8703-4563-8429-4827-2753 \(/energy-certificate/8703-4563-8429-4827-2753\)](/energy-certificate/8703-4563-8429-4827-2753)

Expired on

26 March 2025



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